

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Crosley-Garrett Mill Workers' Housing, Store, and Mill Site

other names/site number Paper Mill House; Crosley, William Store and Mill Workers' House

2. Location

street & number Paper Mill Road and St. David's Road not for publication N/A
city or town Newtown Township vicinity N/A
state Pennsylvania code PA county Delaware code 045 zip code 19073

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally.

(☐ See continuation sheet for additional comments.)

[Signature]

December 26, 2002

Signature of certifying official/Title

Date

PA Historical & Museum Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the

National Register

☐ See continuation sheet.

☐ determined not eligible for the

National Register

☐ removed from the National Register

☐ other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

private
☒ public-local
public-State
public-Federal

Category of Property

(Check only one box)

☒ building(s)
district
site
structure
object

Number of Resources within Property

Contributing

Noncontributing

_____ 2 _____ buildings
_____ 1 _____ sites
_____ 1 _____ structures
_____ _____ objects
_____ 3 _____ 1 _____ Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

_____ N/A _____

Number of contributing resources previously listed in the National Register

_____ 0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

__COMMERCE/TRADE/specialty store__
__DOMESTIC/multiple dwelling__

Current Functions

(Enter categories from instructions)

__RECREATION & CULTURE/museum__

7. Description

Architectural Classification

(Enter categories from instructions)

__EARLY REPUBLIC /Federal__

Materials

(Enter categories from instructions)

foundation __STONE__
walls __STONE__
____ STUCCO _____
roof __WOOD Shingle__
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the

Areas of Significance

(Enter categories from instructions)

INDUSTRY

ARCHEOLOGY-HISTORIC

Period of Significance

1828-1889

Significant Dates

1828, 1845, 1861, 1869, 1889

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Euro-American

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing
(36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

☒ Local government

University

Other

Name of repository: _____

Acreage of Property 4.4 acres

Zone	Easting	Northing	Zone	Easting	Northing
1 18	465480	4429760	3		
2			4		

See continuation sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

name/title Jean K. Wolf, Principal

organization_ Wolf Historic Preservation_____ date_ July 31, 2002_____

street & number 114 St. Paul's Rd. telephone 610-896-3629

city or town Ardmore state PA zip code 19003

Submit the following items with the completed form:

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Crosley-Garrett Mill Workers' Housing, Store, and Mill Site, Delaware County, PA

Summary

The Crosley-Garrett Mill Workers' Housing (1828), attached Store (1845), and Mill Site (1828-1889) in Newtown Township, Pennsylvania, lie northeast of the intersection of Paper Mill and St. David's Roads on a triangular tract of 4.4 acres of land. Darby Creek bisects the tract west to east as it runs under both a stone bridge at St. David's Road and a wooden pedestrian bridge to the east. The complex contains 1 contributing Workers' Housing unit for four families, 1 contributing attached Store, 1 Mill Site from an active industrial mill community dating from 1828 to 1889, and a late-20th-century non-contributing pedestrian bridge. The stone Mill Workers' Housing unit with a dimension of 34-feet square is built into the south bank of Darby Creek along Paper Mill Road (a second larger unit lay to the east). The 20' x 34' Store is attached at the west end, nearly abutting St. David's Road. The façade of both buildings on Paper Mill Road is 2½ stories and pointed stone; other facades are 3½ half stories with new stucco. The two buildings share a continuous rebuilt gable roof of cedar shingles that make the two buildings appear as one. The two main facades of the Workers' Housing identify two living units with two doorways, each with flanking 6/6 windows. A pair of second- and third-story windows occurs for each unit. The narrower Store has a three-bay façade with a central entrance and flanking 12/12 windows. A restored pent eave and box cornice further distinguish the Store from the tenement. On the interior, the Mill Workers' Housing has paired back-to-back units designed around a central chimney with corner fireplaces and one room per floor. The Store is one space outfitted as a country store on the first floor with two rooms per floor and a central staircase above. After 1890 these buildings were converted to private residences. Restoration of both beginning in 1980 through the Newtown Square Historical Preservation Society for use as a house museum has recaptured fireplaces, flooring, and structural components of the four original housing units. Historic staircases, mantels, and window sash have been restored to their 1828 appearance in two units. A 20th-century staircase and bathroom have been added in two others. The Store lacks its interior chimney but retains original flooring and window and door openings. Window sash, doors and shutters are restored. The tenements and store served William Crosley's Woolen Mill (1828-1861) and Casper S. Garrett's Union Paper Mill (1869-1889), which were built on the flat land on the north side of the Creek. Archaeological masonry remains of the Crosley Mill are under a gravel parking lot off St. David's Road at the northern corner of the tract. Farther east and south, above-ground stone foundations, a large basin, and anchor bolts of Garrett's Union Paper Mill are visible. A man-made earthen culvert for the former millrace remains noticeable in the landscape along the northeastern border of the tract as the creek bank rises. At the eastern end an iron conduit runs south down the side of the millrace and ends at stone walling of the former wheelhouse and a waterway to the creek. The nominated property retains both architectural and archaeological components of integrity related to 19th-century water and steam-powered rural mill communities.

Setting (MAPS 1-5)

The Crosley-Garrett Mill Workers' Housing, Store, and Mill Site in Newtown Township, Delaware County, are in a suburban setting of both historic and new residences. The property is known locally as the Paper Mill House Museum and Store and is the headquarters of the Newtown Historical Preservation Society. The land is a 4.4-acre triangular tract bounded by St. David's Road on the shorter west side and intersected west to east by Darby Creek (**PHOTO 1**). To the north the property stops at a natural wooded rise of the bank of the creek. The two attached buildings stand along Paper Mill Road on the south bank of Darby Creek twenty feet above flood plane. Trees line the edge of the bank. The east side of an historic stone bridge over the creek has a visual presence in the landscape of the property, but the bridge is part of the public right of way and outside the nomination boundary. A non-contributing wooden footbridge, approached from a stepped gravel path down the south bank east of the buildings, crosses the creek about 100 feet east of the stone bridge and leads walkers to the archaeological site.

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Approximately two-thirds of the nominated property is on the north side of the creek and makes up the site of the 19th-century milling industry for which the Crosley-Garrett Mill Workers' Housing and Store existed. The western half is a flat, naturally vegetated field that slopes down to the creek and contains scattered trees. A gravel parking lot off St. David's Road is in the northern corner. The eastern half of the parcel is more wooded right to the edge of the water and gets narrower as the bank rises on the north edge. The historical archaeological site is in the flat, less wooded area and continues north up the bank to include the millrace on the northern border of the property.

Exteriors of the Crosley-Garrett Workers' Housing and Store (PLANS 1-2)

The stone and stucco Crosley-Garrett Mill Workers' Housing and attached Store have a total dimension of 34' x 54' with the long south façade on Paper Mill Road. The western, gable-end is about ten feet from the edge of St. David's Road (PHOTO 2). The two building of the same depth and height share a common gable roof of cedar shingles. On the Paper Mill Road side, 2½ stories are above ground. On the creek side, the buildings stand 3½ stories above the bank of the creek. All but the south sides of the buildings are coated with white stucco from the 1980s. Instead, these main south façades facing Paper Mill Road are of pointed roughly coursed rubble stone of varied dimensions. The pointing is set back from the face of the stone allowing the stones to stand proud of the mortar joints. The exposed stonework of a 1980s restoration reveals the separate buildings. A clear vertical mortar joint can be seen at first-floor level three bays in, or 20' from the west corner. This defines the edge of the Store connected to the Workers' Housing. A pattern of larger stones used as quoins occurs at first-floor level on the Store side. At second-floor height quoins are not used and the joint is less obvious (PHOTO 3). The fenestration pattern and entry doors also differentiate the connected buildings. The western three bays make up the Store (20' x 34'); the eastern six bays (34' x 34') are the Crosley-Garrett Workers' Housing. The Store is also distinctive because over the wide central entrance door and the flanking 12/12 windows a pent roof of cedar shingles was installed during the 1980s restoration.¹ At second-floor height two smaller 6/6 windows with slatted shutters are centered in the façade. Under the roof eave a boxed cornice hangs lower than the flush eave of the adjoining tenement roof. The main entrance door and window shutters are of board construction, vertical on the door, horizontal at the shutters.

The attached Workers' Housing consists of four housing units sharing a central chimney back to back. Only two units can be noted on the south façade. Each has three bays on the first floor with a central door, and two windows on the second. The building uses 6/6 windows consistently on each floor and a Federal-style paneled door with two large vertical panels on the bottom and two small ones at the top. Most windows have exposed wooden headers above the window frames, clear evidence that this façade when originally built was intended to be stuccoed. In the roof, a gable-peaked dormer (added after the 1845 Store) with a 6/6 windows and clapboard siding occurs above the more western unit. The large chimney in the ridge aligns directly between the two units to provide back-to-back corner fireplaces on the inside. The roof edge is finished with a hanging half-round aluminum gutter that terminates in round downspouts at the east and west corners of the entire building. This replaces an original pole gutter system.

The east gable-end façade of the Workers' Housing, fully stuccoed, defines the slope of the creek bank and provides two 6/6 windows at each floor level. The attic windows are set closer to the center of the façade. At basement level a small 2/2 window is tucked into the south half of the wall; no window occurs on the north half.

¹A photograph prior to the restoration identifies a peaked roof hood over this main door. Different types of hoods existed over the Workers' Housing doors but were not restored. The rationale for adding a pent roof has not yet been substantiated.

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Crosley-Garrett Mill Workers' Housing, Store, and Mill Site, Delaware County, PA

The white stucco of the north façade allows the fenestration patterns of the two buildings to be clearly distinguished on this fully exposed 3½-story elevation (**PHOTO 4**). The Workers' Housing maintains four 6/6 windows on the second and third floors. On the ground-floor level a door is inserted between each pair of 6/6 windows. At roof level a later dormer retains the same position it did on the south roof. At the west end, the Store features windows with shutters, differentiating it from the tenement (all shutters on this building stem from the 1980s restoration). Additionally a 12/12 window occurs at second floor level; a smaller 6/6 window at the third floor, and a single entrance door at cellar level. The stuccoed west gable-end wall of the Store has two bays (**PHOTO 5**). The second-story windows for the main floor of the Store are 12/12, but all others are 6/6. The attic windows are set closer together to accommodate the roof slope.

Building Interior (PLANS 1-2)

The interiors of the Workers' Housing and the Store are distinctly different, reflecting their original functions. New door openings through various walls of the adjacent buildings and within the housing units were made during the 20th century to connect the Store to the Workers' Housing and the living units to each other for residential use. These are not authentic but have been retained to assist with house museum visitation patterns. The 1980 restoration carried out by John Dickey, AIA, Media, removed late 19th- and 20th-century fabric to reveal the remaining historic features. These have been retained and restored as indicated below, or replaced in like kind as necessary to recreate the original architectural complex of both the Housing and Store. Documentation of the state of the building prior to the 1980 restoration is limited. No records among the Dickey papers at the Philadelphia Athenaeum or elsewhere have been located.

The Workers' Housing or tenement, built by William Crosley for his workers after he purchased the site in 1828, is a complex of four housing units off a central chimney in a transverse wall and a stone party wall that separates the units by pairs. Each unit was designed with one room per floor, a corner fireplace on the interior wall, and a boxed corner winder staircase on the exterior wall. Two units are entered from the south façade at road level onto the first floor; two are entered from the north façade into ground or cellar level. The actual cellars of the units on Paper Mill Road are split in half to provide food storage in the staircase half and a fireplace in the other. The north units at ground level are full room spaces with fireplaces and windows and a door to the exterior. During the use of this property as a residence, various staircases and fireplaces were removed or hidden. Not all have been restored.

In general, the two most intact and fully restored units are those at the east end to the north and south (Units B and D). The cellar spaces of the southwest unit (Unit A) were converted to bathrooms for men and women in 1980; the winder staircase in this unit has not been restored. The northwest unit (Unit C) behind this has been more radically changed. The original staircase has been removed and replaced with a wide, open contemporary staircase that goes from the second floor to the cellar along the northeast wall (pre-1980). This divides the room space in half and hides the corner fireplaces. All the attic spaces have been finished with plasterboard. The chimney at attic level is noticeable only in the southern two units used for exhibits, but here the fireplaces are not open.

Historic fabric that prevails throughout the four units includes open beam ceilings that reveal vertical saw cuts. The exposed beams are newly sheathed by steel plates for museum load but painted to match the woodwork. Flooring is random width, and doubles as the ceiling at the first floor and basement level. Where necessary, flooring repairs have been made with original fabric from other sections of the building using cut nails. The second floor has full replacement plasterboard ceilings. Recessed ceiling lights are incorporated on these floors. The two dormers to the south and north in the west units were added when the two windows of the west gable end were closed for the construction of the upper stories of the Store in 1845 or later. (Evidence of the earlier window openings in the west wall were noted in a site

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review of 1977.²) The boxed staircases of vertical board paneling with batten doors have been restored where necessary using thumb latches on the doors. Original windows have plastered square reveals the depth of the wall and are fitted with wooden sills and aprons in conjunction with 6/6 double-hung window frames. Some of the latter have been repaired or replaced in kind. Mantels are simple, uniform wall-mounted wooden shelves fitted on the chimneybreast regardless of the size of the fireplace box. Baseboard throughout has been restored to a simple beaded top. A description of the two complete units follows for an understanding of the original configuration and features.

Entering the southeastern unit off Paper Mill Road brings one into the first-floor space that would have served as parlor/kitchen area (**PHOTO 7**). A full fireplace with exposed stonework and a simple mantel is at the northwest corner. A partially open staircase that winds into a box with a door that leads to the basement steps is to the east. Remnants of this staircase are original to the house (**PHOTO 8**). The staircase takes one into the storage area of the cellar, which is lit with one 2/2 window. The neighboring space has a half-size cooking fireplace. Stone walls in this space are whitewashed and the floor is now concrete. Apparently small vent windows occurred on the south wall, but these are now closed off to accommodate a higher grade on the exterior. The former bedchamber at second-floor level has a fully enclosed boxed staircase of simple vertical boarding. A door opens to the attic stairs. The fireplace in the northeast corner was constructed with a smaller firebox than the first floor and is plastered. A brick hearth is used for both fireplaces. The third-floor attic space is lit by one window in the east wall and used for exhibitions. It is finished with a new knee wall (plasterboard) that provides storage area under the eaves. The original corner fireplace is closed off.

A door in the north wall allows one to go into the northeast housing unit at attic level, now used by the Historical Preservation Society for storage of materials. This space is finished similarly to that to the south, but without a restored staircase. Below, the second-floor bedchamber space of the northeast unit is treated as an exhibition area. The walls are trimmed with barn siding that provides hanging space for woodworking and house construction tools. The fireplace has not been restored. The staircase on this floor leads one to the first floor below. Here no doors are used on the staircase box and the tree nails and mortise and tenon joints in the header are exposed. The first-floor room is outfitted as a bedchamber and has a half-size firebox that is fully plastered in the southeast corner. Flooring is of random width boards. The winder staircase leads to a ground-level room kitchen space with a large fireplace in the southwest corner. Open beams with iron reinforcing plates and the random-width flooring of the space above make up the ceiling. The room is lit by two windows and a door in the north façade (**PHOTO 9**). A door in the south wall next to the fireplace leads into the storage area for the southern unit.

The Store interior on the first floor is one large space now finished to represent a country store and post office of the 19th century (**PHOTO 6**). William Crosley bought the neighboring property adjoining his Workers' Housing in 1845 and either built the Store building anew, or converted a preexisting two-story stone wagon house of 1837 or earlier into a 3½-story Store with a residence above. The existence of an earlier building is based on the use of quoins in the southeast corner that rise only to the second-floor height and tax records. The current first-floor space shows the restoration of a Store used from 1845 to 1875. The second and third floor spaces are little altered from their conversion to residential use after 1875-90.

On the south façade of the Store the wide plank door with long strap hinges (1980s restoration) opens into a space the depth of the building lit by four 12/12 windows. The deep penetrations through the stone walls for the windows are

² Site review report with John Dickey, July 9, 1977. Vertical files, Newtown Square Historical Preservation Society, the Paper Mill House.

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finished with squared reveals and wood sills. The walls are painted plaster on stone. Original flooring of 6-inch boards runs the length of the room. The 1980 wallboard ceiling is punctuated by newly cased beams in natural wood. A potbellied stove sits in the middle of the room with an exposed stovepipe leading to the wall. The former chimney, however, had been removed before the 1980 restoration. Restoration work included the introduction of a supporting pipe column under the central ceiling beam. This is encased in wood and fitted into a newly constructed wooden store counter that runs down the west third of the room. In the northeast corner a reproduction open staircase with balusters, rail and skirt panel crosses in front of the window and turns to lead to the second floor. The space under the staircase is enclosed with a door, but the steps that would have gone to the cellar level do not exist (pre-1980 removal). Door and window casings throughout the room are simple, natural wood. The baseboard is painted. A board-and-batten door with a thumb latch in the east wall at the north end leads into the attached tenement house and is not original.

The cellar under the first floor store level retains window and door openings, but the original earthen floor is now concrete. The walls and ceilings are trimmed in contemporary materials (post 1980). The second floor of the Store is reached by the northeast corner staircase from the first floor or through the tenement. Two rooms are created on the north and south sides by a central staircase to the attic running east to west. The missing chimney would have protruded from the west wall. The attic level of the Crosley Store retains both original plaster and lath interior walls on the north side and remnant paint finishes. On the south side plasterboard knee walls have been added. A view of the roof system from the attic confirms that the original was replaced in the last decade and no evidence of construction history remains. At both the attic and second-floor level doorways with steps down from the Store into the tenement have been added in the north section of the east wall.

The Mill Workers' Housing and Store have basic integrity of spaces, structural systems (except the roof), masonry, flooring, and most fireplaces. When the restoration of this building was undertaken by architect John M. Dickey in 1980, significant original representative fabric of baseboards, windows, staircases, and mantels remained. These elements provided authentic patterns for missing components of the early 19th century. Architectural fabric from window sash to mantels, doors, staircases, hardware, and trim have been replaced through the restoration. Programming needs, budget, and issues of access have meant that all spaces are not restored with period style or finishes, causing a mixture of contemporary and historic fabric. With the exception of the fully replaced roof, loss of the chimney in the Store, omission of stucco on the south façades, a questionable pent roof on the Store, a 20th-century staircase in one housing unit, and metal plates supporting the tenement joists, the buildings retain architectural integrity. On the whole, the restored complex achieves the original housing and company store features of a small 19th-century mill town.

Second Mill Workers' Housing Unit (MAP 1) References to this building exist in tax records, advertisements, and on maps between 1831 and 1875 (see Section 8) showing that it stood east of the existing Mill Workers' Housing on the creek bank along Paper Mill Road. It is presumed to have been demolished in the 1890s after the property was purchased by the Harrison family as a suburban residential property. Archaeological investigations could potentially identify the location and footprint of the unit.

Crosley and Garrett Mills (MAP 2)

On the north side of Darby Creek two different types of industrial mills stood in the landscape between 1828 and 1889, both powered by water from the Creek. The most recent mill, the Union Paper Mill (1869-1889) has visible remains as well as below-ground remains. The earlier Woolen Mill of William Crosley that stood from 1829 until 1861 has been calculated as being approximately located under the current parking lot. The mill burned in 1861 and the area

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presumably became an access route to the Union Paper Mill. Nothing tangible from the Crosley Woolen Mill stands visible in the landscape.

The industrial site of the Union Paper Mill has been plotted by members of the Newtown Historical Preservation Society using knowledge of the paper mill industry of the last half of the 19th century, documentation on the property, visible man-made changes in the landscape, exposed ground-level masonry, an intact metal conduit, and metal anchor bolts (see **MAP 2**). The most obvious landscape evidence lies on the side of the north bank along the edge of the property. Here the former millrace, consisting of a five-foot deep trough cut in the bank stands out as a ridge in the hillside for about 200 feet running from west to east. The millpond was west of St. David's Road and is not in the nominated property (see **MAP 4**). At the east end a 60-foot long cast-iron pipe of three feet in diameter runs south down the bank into a stone-lined waterway (**PHOTO 10**). Here in the east stone wall is a cutout where a water wheel or turbine could have been mounted. The stone walls of the waterway for the tail race continue south and diminish before the creek bed.

Just east of the wall where the wheel was probably mounted, stone and brick foundation walls approximately 30 feet square provide evidence of a previous building. This building's use has not yet been identified. Westward from the same wall about twenty feet and farther up the side of the slope are approximately ten long anchor bolts embedded in masonry and sticking up out of the soil (**PHOTO 11**). These may have held the large papermaking machine. Another smaller set of bolts can be located approximately 90 feet west of the wall and within what appears to be the building footprint for the paper factory.

The mill footprint is approximately 110 feet long and 30 feet wide and runs perpendicular to the stone walls of the tailrace with its southern side about 70 feet below the top edge of the millrace. Raised mounds give some semblance of the footprint. Fifty feet west of its west end another 30-foot square building has been identified on the hillside at the edge of the millrace. An open, 18-foot round stone basin of unknown usage is another element in the landscape (**PHOTO 12**). This is located 60 feet south of the southern footing of the factory and 70 feet west of the stone tailrace. Many pottery jar fragments and metal utensils have been found at this site. Brick work in the area from a former chimney of the steam plant also remains.

An 1877 plan of the Nonantum Paper Mill or Curtis Paper Mill (active 1789-1997) near Newark, Delaware, identifies typical spaces used in this industry of the time. Included was a papermaking machine room of 85 feet or more in length, a rag sorting room, a cutter and dusting room, a rag boiler room, and an engine and boiler room. Some of these were frame buildings and presumably had attached masonry chimneys.³ The full configuration of the Garrett Union Paper Mill needs further investigation, but the evident integrity of the site with its millrace and iron conduit, building foundations, iron bolts embedded in masonry, and a large stone-lined basin contribute to the future historical archaeology potential.

³ "Sketch of the Nonantum Paper Mill Near Newark, Delaware, June 21st 1877 of Curtis & Brother," located at the Hagley Museum and Library, Wilmington, DE, Accession No. 394, Box 1, Curtis Paper Co. Records. This mill on Rt. 72 in Newark, New Castle County, DE, was documented by the Historic American Engineering Record, HAER, DEL, 2-NEWARK, 1- in 1968 when it was still functioning with equipment of 1892. The mill site dates to ca. 1789; latest renovations were undertaken in 1892. The historic data sheets and 19 photographs are visible on line through the Library of Congress: www.loc.gov. In 1999 the Curtis Paper Mill was sold to the City of Newark after the paper company's milling operations ceased in 1997. The outcome of its use had not yet been resolved in 2002. Neighboring Millworkers' Housing and the Mill Supervisor's home built in 1892 are on the National Register of Historic Places, New Castle County, Delaware.

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Summary

The Crosley-Garrett Mill Workers' Housing, Store and Mill Site (locally referred to as Paper Mill House), holds significance under Criteria A and D. Under Criterion A the property represents the rise and fall of early industrial production in a rural community where water was harnessed from a local creek water to drive water and steampowered mill engines. William Crosley's Woolen Mill (1828-61), and Caspar Garrett's Union Paper Mill (1869-89) were the largest and longest mill industries to survive on Darby Creek in Newtown Township. Both were destroyed by fire. The water and steampowered mills, three miles from a railroad connection, produced woolen yarn and wallpaper and card stock for local and regional consumption between 1828 and 1889. Further, the industries initiated the development of Workers' Housing and a Store to serve the mill workers and growing community. Criterion D applies to the property's potential ability to yield information through historical and industrial archaeology related to building remains, millraces, industrial materials, and cultural and material artifacts. Only one of the two housing units on the south side of the Creek built after 1828 and by 1831 still stands. Foundation remains of the second building are unexplored and could reveal an original footprint. On the north side of the Creek, where the mills were located, above ground evidence of the Union Paper Mill's iron water conduit, stone watercourses, masonry building foundations, machinery anchor rods, and a stone retention basin are clearly visible. Pottery shards and other fragmentary objects surface periodically testifying to the historical usage of the site. The property retains landscape evidence of the millrace, and through depressions and humps, further alludes to unexplored industrial remains pre-1889. The 1828 Woolen Mill's foundations are not visible but survive as an archaeological resource at the northwestern section of the property. Because the entire tract was held in private hands from 1891 until 1977 for residential use, the site retains integrity with little known intervention or disturbance. It now falls under the care of the Newtown Historical Preservation Society for interpretation and preservation.

Chronological History

Background

Historically the current site stems from land of two William Penn land grants that were sold in 1683 to promote the development of the Delaware County Township of Newtown. Parcels ran roughly east to west from northwest-bound Newtown Street Road and perpendicular to the watershed that drained to the east. This arrangement provided all landholders a share of the waterpower from creeks and streams (MAP 3). The Crosley-Garrett Mill Workers' Housing, Store, and Mill Site descended from the particular land grants of Joseph Humphrey to the north and William Hudson to the south. These grants are distinguishable by 1724 because they were separated by the main northeast-bound road from Newtown Street Road that led to St. David's Church in Radnor. Known as St. David's Road, this route was critical to transportation of farmers, produce, raw materials, finished goods, workers, and church or meeting goers. Initially the methods for crossing the creek in different locations were fords, a dam built for a saw mill, and even a bridge over the dam. None were satisfactory, as noted by road dockets from 1768-1770 that list complaints of landowners, note a wheelwright shop, and a dam for a saw mill.¹ Only following the death of Thomas Welch, who owned property west of St. David's Road and on the south side of the Creek, did his bequest of 150£ in 1810 to the Delaware County Commissioners cause a full single-arch stone bridge to be built.² Since then, location of the bridge and road has remained little altered. Both, however, have had an influence on where new buildings would be constructed on the land adjoining St. David's Road and Darby

¹ Chester County Quarter Session Court, Road Dockets, May 5, 1768, November 29, 1768, June 16, 1769.

² The Will of Thomas Welch [Walsh], Delaware County Estate 00325, Media Court House, bequeaths this amount for construction of a bridge within six years with the stipulation that the Commissioners raise an equal amount of funds for the construction. The date of 1810 and Thomas Welch's name were to be cut on a stone and mounted on the bridge. The surviving stone can still be seen on the east wall of the bridge with the inscription "400 Dollars/Bequeathed by/THOMAS WALSH/1810."

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Creek. They also promoted eventual development of an industrial complex that depended on transportation of raw and finished materials to rail lines.

On February 2, 1828, William Crosley of Philadelphia purchased 188 acres and 92 perches of land in Newtown Township for \$7,995.58 from the estate of William Hayman, mariner, who had died in 1823. The parcel included a large tract with a plantation house on the north side of Darby Creek from the former estate of Isaac Wayne. Included were also about 8.25 acres 35 perches east of the road on both sides of Darby Creek to a creek road on the south side. Hayman acquired this in a separate transaction. Mr. Hayman and his wife Anne Wayne (daughter of Isaac and Elizabeth Iddings Wayne and sister of the famed General Anthony Wayne) had purchased Isaac Wayne's estate on April 6, 1776.³ The property was reached from the north side of St. David's Road. The U.S. direct tax of 1798 shows that Hayman apparently leased 141 acres of farmland to one tenant, Charles Smith, and 7 [8] acres to William Vandebeck, who ran a saw mill of 12' by 48'.⁴ The mill was presumably located east of the current bridge and powered from a millpond on Hayman's land west of the road. A retention basin exists at this site today. In 1823 Hayman was taxed for 157 acres with the main dwelling house and outbuildings. Israel Cooper was the tenant on the 8 acres of land with a house, springhouse and stable, but no saw mill. It was probably eliminated when the new bridge was built in 1810.

When Crosley took over the 188-acre estate, he made his home at the main plantation house and proceeded to build a woolen mill at approximately the mill site where Hayman had his saw mill, using the same millpond west of the road. Crosley's mill needed workers, and tax records indicate that in 1831 he paid tax on his plantation house, a barn, two springhouses, and two stone tenements. The latter were built into the south bank of the creek about 30 feet southeast from St. David's Road. One 34' x 34' 2½-story tenement on Paper Mill Road is a contributing building. The other, described in 1862 as 175' x 20' and two-stories was demolished presumably in the 1890s.

Crosley's Woolen Mill flourished, and in 1845 profits allowed him to purchase a 28-acre property south of the creek and principally west of St. David's Road with a dwelling house and farm buildings from Elijah Brooke for \$3850. A small section of 12.85 perches of this property lay east of St. David's Road between the road and the west side of his tenement house. Here, Crosley built a Store only 20' wide but 34' deep attached to the Workers' Housing unit. (A pre-existing wagon house listed on Brooke's tax records in 1837 could have existed on the site and served as the basis for the store. This cannot be proven.) By 1848 Newtown tax records verify that Crosley was taxed for a "store house" occupied by Jackson Bevan in addition to his woolen factory, tenements, residence, out buildings, and a farmstead for his son William Jr.

William Crosley died intestate in 1856 leaving 216 acres and 92 perches that straddled Darby Creek and St. David's Road. The enlarged estate, with at least three dwelling houses and out buildings, had more than doubled in value since original purchases. To resolve the estate, William Crosley, Jr., and his wife purchased 177 acres including the main residence and mill business on April 3, 1857, but not the Store. The same day and year Henry D. Crosley, the youngest son, bought the former Brooke farm and Store as a 37-acre tract from his siblings. The deed shows his property line actually passed between the "store and tenement houses" (the two nominated buildings).

³ Isaac Wayne had acquired the property from his in-laws, Richard and Margaret Iddings upon their death. The farmstead, still extant, has always been known as the Iddings Farm despite later owners. A large barn stands adjacent to a two-section stone and stucco building that dates to the early 18th century. Anthony Wayne often visited his grandparents' home and once prepared a survey of the Iddings property.

⁴ US Direct Tax, 1798, 2nd direct tax division, 5th District, Delaware County (microfilm 372, roll 7, p. 251, frame 750).

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Exactly one year later William Jr. sold to his brother, Thomas Crosley, 142 acres and 16 perches with the main plantation house and millpond but retaining appropriate access and water rights from Thomas for the mill property. William kept 35 acres with the mill and tenements and a farmstead and out buildings for himself. William ran the mill until 1861, when the woolen factory burned on February 24. Following the fire, a sheriff's sale of April 4, 1861 records the 35-acre mill site, messuages, and tenements sold for \$1000 to a Benjamin Kirk to pay off Crosley debts. A year later in a November 28, 1862, *Delaware County Republican* real estate advertisement, Thomas Crosley lists for sale 100 acres of his property with house and barns, and Kirk advertises his 35-acre tract "at the same time and place, a small farm or mill property . . . adjoining the above." Kirk's mansion house is 45' x 20' with a back kitchen and a milk and washhouse. A barn, carriage houses and other outbuildings are listed. In addition he cites "all that waterpowered, with head and fall of 22 feet known as Crosley's Factory property, with two rows of stone dwelling houses, one 175 x 20 feet, two stories for seven families, one 34-foot square, two and a half stories, a stone tailor shop, factory, recently burnt." Sale of the factory site did not take place until 1863 for \$1300 plus a \$5000 mortgage to a Radnor lawyer, an apparent speculative purchaser. Thomas Crosley's farmstead (the historic Iddings Farm) descended to the M. Whiteside family according to Delaware County 1870 atlases.

Following the Civil War, in January 1865, the mill property was put on the market again, simply as a 4-acre and 78 perches factory and tenement site. The new survey repeated that the property line went "through the middle of the wall between the store house and tenant house." In the post-war economy the parcel sold to a Philadelphia lawyer for \$2750 plus a mortgage of \$1250. By December 6, 1865, when Casper S. Garrett, papermaker, bought the site from a second buyer, he paid a bargain rate of \$2550 without a mortgage. His efforts were then put into building the Union Paper mill farther south on the site from the location of Crosley's Woolen Mill. It was completed by 1869. The remaining portion of the 35-acre farmstead with dwelling house and out buildings was amalgamated into the large, neighboring estate of Dr. Henry Pleasants on the north side of Darby Creek and east of St. David's Road.

In 1875, with a well-established paper mill business and tenements filled with workers, Casper Garrett had the opportunity to purchase the Store attached to his 34-foot-square tenement house and located on the 12.86 perch tract. He bought it from Nathan Rake, who by 1862 had purchased Henry Crosley's 37-acre tract with Brooke's mansion house, outbuildings, and the Store. County maps of 1870 continue to mark the site as a Store. The deed Garrett signed in 1875 states the property goes through the "division wall of the stone store house now being converted into a dwelling." The Store, tenements, and mill property had once again become an entire tract as they were under William Crosley. The store, converted to a residence, presumably served for additional mill workers, or perhaps a foreman or engineer at Garrett's mill.

The Union Paper mill produced wallpaper and card stock, taking advantage of rail transportation available from Wayne, three miles away, to ship products into Philadelphia. In 1889 a fire in the factory destroyed the mill. Garrett sold the site in 1890 and a year later it was resold to Charles Custis and Mary Waln Harrison who also owned the 147 acre Iddings Farm on the west side of the road. Harrison was founder of the Franklin Sugar Company, one of the nation's largest sugar refineries. He sold his business in 1892 and then became Provost of the University of Pennsylvania. His assets were used to expand the University as well as his new property. On the hillside above the historic farmstead, the Harrisons had Frank Furness build a stone estate house that they named Happy Creek Farm. This property was sold for subdivision in the last decade of the 20th century and the Furness building was demolished. The original Iddings plantation house, barn and outbuildings that descended from the Crosleys to the Harrisons are now in a tract of preserved open space and pasture land with the millpond (now a retention basin). On higher land, a Gothic Revival stables from the 1870s remains nestled among large, 21st-century suburban residences in the new subdivision.

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As a division of the Harrison estate, Roberts Harrison acquired the Brooke-Rake farmstead on the south side of Darby Creek and the Store, Mill Workers' Housing, and Mill Site. In 1977 he sold the 4.4-acre nominated site to Newtown Township for use by the Newtown Square Historical Preservation Society as house museum and mill store. They made arrangements for restoration under architect John Dickey beginning in 1980. Since completion, the property has been run as the Paper Mill House Store and Museum. The 18th-century Brooke-Rake farmhouse with later additions on the west side of St. David's Road remains in private hands.

The Mill Workers' Housing, Store and Mill Site were built after 1828 to serve industrial purposes and can justifiably be nominated as an independent industrial complex without inclusion of the pre-existing dwelling houses or millpond that were sometimes sold with the factory complex. William Crosley's ownership of the full complex (Mill Workers' Housing, Store, Mill) was basically only from 1845 to 1857—12 years. Thereafter settlement of his estate caused the residential buildings to be separated from the factory site by 1864. Under Caspar Garrett the Union Paper Mill prospered simply as an industrial complex from 1869 to 1889 for factory and workers, a 24-year period. During this time Garrett never lived nearby nor owned the millpond. Additionally, the integrity of the millpond on the west side of St. David's Road has been compromised by its conversion to a retention basin for the new suburban development and would be inappropriate to include.

Criterion A

Under Criterion A, events related to industry, the significance of this site can be identified as the location of the largest early industrial complex in Newtown Township during the 19th century that represents the shift from hand-produced materials to factory products manufactured in rural areas using water and steam power. The two most prominent water sources to power mills in the township were Crum and Darby Creeks. Saw mills, grist mills and a cotton mill developed over time on Crumb Creek, but were modest in comparison with the development of industrial mills founded between 1820 and 1889 on Darby Creek at St. David's Road and farther east. The mill community was bounded by Paper Mill Road on the south side of the creek and held four different 19th-century mills, a store for the community, and accompanying worker housing. The activity on the creek when these mills were running simultaneously would have created a different aura for all the senses than the quiet, wooded neighborhood that exists today. The two mills relevant to the nominated site, William Crosley's Woolen Mill and Casper S. Garrett's later Union Paper Mill deserve review within the historic setting of the greater Darby Creek mill context of the 19th century.

A critical *Report of the Committee of Delaware County on the Subject of Manufactories, Unimproved Mill Seats, etc. in Said County* published by Joseph M. G. Lescure, Chester, in 1826 provides informative summaries of the status of the milling industry in the county that year. The list shows 158 improved seats and 42 unimproved, providing a total of 200 mills. As would be expected, the subsistence mills for the growing population stood in the largest quantity: 53 saw mills and 38 flour mills. The next largest in quantity were 14 woolen and 12 cotton factories, and 11 paper mills. Lesser numbers included 5 rolling and slitting (sheet iron) mills, 5 snuff mills, 4 tilt, blade and edge tool manufactories, 3 bark and 3 clover mills, 2 linseed oil mills, and one each of a nail factory, machine factory, stone sawing mill, and a power weaving loom.

For each of the five major waterways and their tributaries that flowed into the Delaware River, the number of mills is listed and types and owners are identified. On Darby Creek in 1826 throughout the county 30 sites are identified, two of these are mills in Newtown Township, one owned by John Brooke with a fall of water of 16 to 17 feet, the other on lands of the heirs of William Hayman, with a fall of 18 feet. A review of the U.S. Direct tax records of 1798 confirms that John Brooke owned a blade mill 16' x 26' of stone and a tilt mill 26' x 32' of stone; the property neighbored William Hayman's. William Hayman had purchased 8 acres of land to the east of St. David's Road in 1786, and presumably his saw mill was established

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on the north side of the Creek on this tract of land with an 18 foot fall--the eventual site of William Crosley's Woolen Mill. Hayman's saw mill, measured 12' x 48' according to the U.S. Direct Tax for 1798.

The Brooke and Hayman mills of the 1826 report were two upper mills along Darby Creek developed by local farmers. They cultivated waterpower to provide the local community with planks, timbers, and tools. But as Philadelphia grew, the outlying agricultural lands were further cultivated to expand mill seats and make use of the natural resources. The entrepreneurial farmer might take this on independently, but more often experienced manufacturers and business men from Philadelphia or other communities would identify an industrial need, raise capital, purchase a mill site and develop a mill village that incorporated housing opportunities, stores, schools, churches, and other community resources. Marketing the product was part of the success of an operation. Commission merchants sold probably more than half the final product from a Philadelphia office. Mill villages and communities, in which the owner of the factory or mill actually became the paternal father of the site and oversaw the mill from a neighboring farmstead or plantation house were influential in both the development of towns, the sale of goods in a store that supported the economy, and adding housing to the rural landscape. While many rural milling communities faded away as new power sources moved industries into metropolitan areas, their importance in the development of ponds, roads, bridges, and housing left in the landscape for later generations must be recognized and interpreted for an understanding of American history. It is thus that the existing Workers' Housing and Store of William Crosley's mill retain significance as historic resources.

Contextually in Delaware County Crosley's Woolen Mill was typical for the period of its significance from 1828 through 1861. Waterpower assisted by steam became a new process still manageable in a rural setting in the mid century. The natural resources of Delaware County and the existing 18th-century mills had set the stage for higher-level industrial development. By 1850 cotton, wool, and paper manufacturing became the dominant mills in a county that had a population of 24,679. That year the highest annual product value of the mills came from textile (wool and cotton) mills and accounted for 63% of the total value of manufacturing in Delaware County.⁵ Grist mill production value was 6.3%, papermaking at 4.8%. The strongest communities for production were closer to Philadelphia and included Nether Providence, Chester, and Upper Darby. They focused on textile production and together "accounted for more than half of the total value of goods produced."⁶ The workforce was principally men. Of the female workforce examined in 19 townships, 94% worked in textile manufactories despite the fact that their salaries in general were 30% less than a man's for a conventional 72-hour week.⁷ Interestingly, in 1860, when one calculates the wages of the male and female workforces of the Crosley mill, the men were paid \$20.83 monthly, the women \$20. If the numbers are accurate, Crosley's mill showed near equality of wages.

William Crosley's Woolen Mill

William Crosley, from Philadelphia, began construction of his woolen manufactory as a financial enterprise and moved his family to the site. Three sons, William, Thomas, and Henry worked in the factory. Fifty feet east of the road on the north side of the creek he constructed a two-story, 40' x 60' stone mill building with power supplied by a fall of 22 feet into an overshot wheel and 15 horsepower of steam. A work force of 24 to 30 men and women ran the machinery that carded the wool, dyed it, spun it on spindles, and produced woolen textiles on 32 looms. To accommodate his workforce Crosley built

⁵ Patricia A. Munnis, "The Nature of Manufacturing in Delaware County, 1850," research paper, senior seminar Neumann College, spring 1984. Delaware County Historical Society, Mills folder.

⁶ *Ibid.*

⁷ *Ibid.* These statistics come from the 1850 Census of Manufacturing.

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two rows of good stone dwelling houses, one 175 feet long, 20 feet in width, two stories high, suitable for seven families (no longer extant), the other 34 feet square, 2½ stories high (the existing Mill Workers' Housing).⁸

Crosley expanded his property in 1845 with the purchase of 28 acres of land from Elijah Brooke on the south side of the creek to include the 12 perches on the east side of St. David's Road that adjoined his current property and tenement. Newtown tax records from 1831 and more fully in 1847/48 clearly establish that Crosley owned two enterprises: a Woolen Mill valued at \$14,320 and a Store, occupied by Jackson Bevan, with a value of \$1664. The Store presumably provided all living essentials to the mill workers. Census records from the 1850s show that the factory had a worth then of \$20,000 and used \$12,500 worth of raw goods. His mill would have been considered "small" at the time, running 500 spindles, 30 looms, 6 carding machines and a picker in comparison with mills with 1000 spindles. The Philadelphia marketing merchant for their production was F. P. Remington.

In 1852 Thomas Crosley became a full partner with his father. Four years later on May 5, 1856 at the age of 72, William Crosley died intestate and his children inherited his property and business. William Crosley, Jr., purchased the factory property in 1857, reducing it in size to 35 acres a year later. His brother Henry D. Crosley purchased the Store and 37 acres of land to the west. The U.S. 1860 Manufactory Census shows that only one Woolen Mill was operating in Newtown that year and that J. and R. S. Griffith were running the plant. This was the Crosley Mill owned by William but run by Griffith. The data shows that within ten years the value had increased to \$25,000 and the raw materials consumed consisted of 100,000 lbs. of wool at a value of \$30,000, 20,000 lbs. cotton wool valued at \$5,000, 1600 gallons of oil of \$1440 value, dye stuff of \$800, and wood of \$500. Waterpower with 15 horsepower of steam ran 670 spindles, 32 looms, and 8 carding machines. By this time there were 24 male and 14 female workers. The monthly males wages were \$500, the female \$280. Despite what appeared to have been a continuing successful venture, tragedy struck on Feb. 24, 1861 when the plant burned down.

The loss was compounded by additional debts of William Crosley's estate, forcing a sheriff's sale of the 35-acre site on April 4, 1861. This raised \$1000 and left the property in the hands of Benjamin Kirk, Innkeeper of Haverford. Three subsequent sales brought the price back up in the market place, but the acreage also dropped. Effects of the Civil War and changes in the economy further influenced the price. The factory diminished in the landscape, but the tenements on the south side of the creek remained for workers of the next mill, the Union Paper Mill built by Casper Garrett.

As part of local trends and a growing rural milling industry for Philadelphia, William Crosley's Woolen Mill stands out as one that successfully produced woolen textiles for the Philadelphia market for 33 years using a local workforce. A comparable mill downstream from Crosley's was the Moore Woolen Mill, developed by the Moore brothers (Samuel, James, and Alexander) in 1835 and lasting 21 years. Crosley and Moore were often involved in water-rights issues. The Moore mill building was 40' x 60' and three stories high. A stone picker-house of one story was part of the plant. The work force consisted of 42 men and women who lived in the purported 14 tenement houses built along the south bank of the creek. Of this group, one mill worker's housing unit still stands at 35 Paper Mill Road and is used as a residence. It parallels in size, shape, and openings the tenement house Crosley built for his workers. Fire forced the closure of the main Moore Mill in 1855 and a year later the remaining smaller plant building also burned. A third textile mill on Darby Creek in Newtown Township was the Moore's fulling mill, used to felt woolen clothing. It stood on the south side of the creek just before Radnor Township until 1855. Remnant remains of some of these buildings are still in the landscape, but all on private land.

⁸ *Delaware County Republican* of November 28, 1862.

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In Delaware County on Chester Creek between Philadelphia and Wilmington lie a group of communities that tell the tale of textile manufacturing between 1825 and 1865. The main town is known as Rockdale and here and in six neighboring hamlets on irregular hillsides, a waterpowered textile industry blossomed in the first half of the 19th century. The steep drop of the stream with a fall of 90 feet in about three miles brought the development of seven cotton mills and other saw and grist mills along the banks. A cotton lord ruled each mill or hamlet and in addition to the mill seat with its race and millpond, tenement housing for workers and homes of other social and occupational sorts scattered the landscape. In these communities cotton shipped from the south was spun, woven, dyed, and packaged for sale out of Philadelphia. Today, millraces are still visible in the landscape, mill buildings have taken on new uses, and workers' housing and mansion homes of mill owners have new tenants, but the milling industry is gone. Heavy industrial equipment such as turbines can still be found associated with certain mill sites, but little machinery from the production line remains. Only through the Anthony F. C. Wallace's book *Rockdale, The Growth of an American Village in the Early Industrial Revolution* (New York: Norton, 1972) can one fully understand the life and work in full detail of these mills, their owners, and their workers.

In other rural communities in Montgomery County on creeks of similar size, both woolen and cotton textile mills flourished as steam technology advanced and amplified the power of an overshot wheel. By the 1840s the textile industries of Mill Creek in the Rose Glen/Gladwyne section of Lower Merion Township supplanted the handmade papermaking mills and the sites of grist mills, saw mills, and even gun manufactories. The earliest of the textile mills was the Todd Mill. It was developed on the site of Frederick Bicking's paper mill that ceased production in 1832. Henry Deringer of Philadelphia, gun manufacturer, purchased the mill in 1840 presumably to produce gunstocks. In 1849 he sold it to his son-in-law, William Todd from Kentucky. Todd built a three-story stone factory building 110' x 55' with an adjoining 45' x 20' picker house and a 30' x 15' boiler house valued at \$50,000 in the 1850 census. Waterpower was identified at 35 horsepower with 80 to 100 horse steampower. Three thousand spindles produced cotton yarn. To retain a work force, a large, three-story stone and stuccoed tenement building with eight housing units, back-to-back in four sets of two was built. This tenement still stands in the Township's Rolling Hill Park, though without a roof for over 50 years. The number of workers involved at the mill caused the growth of a school, chapel, and community reading room for a village called Todd Town. Todd lost the property due to debts in 1878, but under new ownership the textile mill survived until 1893, when a flood destroyed most mill dams on the creek.⁹

Farther downstream from the Todd Mill, stands the 1814 Nippes Gun Factory that was converted to a carpet-yarn mill in about 1861 and produced woolen yarn until 1956. In 1872 under William Booth and Thomas H. Barker ten workers made about 3000 pounds of yarn a week. By 1885 they had three sets of machines and 900 spindles driven by waterpower and steam to produce weekly 20,400 pounds of yarn by 40 workers. Also known as the Rose Glenn Mill (1886) and later the T. H. Barker and Company Carpet Yarn Mill, its long success has been attributed to the installation of a metal turbine in 1890 to develop 44 horsepower at 14 feet head. The mill converted raw wool into a usable yarn through picking, carding, and spinning operations. The mill buildings still stand and are leased for use by different light industries. Upstream on the creek remain two roofless but handsome stone residences from the 1820s associated with the mill--mill workers housing in a single and double unit.¹⁰

⁹ The mill workers' tenement of the Todd and later mills is part of the National Register Historic District Mill Creek Increase in Lower Merion Township, Montgomery County, Resource No. 41a.

¹⁰ *Ibid.*, Resources Nos. 43-44.

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The Crosley-Garrett Mill Workers' Housing, Store, and Mill Site represent architecturally and archaeologically early American industrial history showing how these textile milling communities rose, flourished, and then succumbed to the economics of larger-scale production and more advanced forms of energy available at electrically mechanized plants.

Casper Garrett's Union Paper Mill

At about the same time that woolen and textile mills began to develop, the handmade paper industry diminished as new, continuous roll paper machines were developed. The waterpower and architectural space necessary for textile and paper manufacturing facilities was often similar, and as one mill type died out, the other type might take over. Thus it was that Casper S. Garrett (b. November 15, 1830, d. May 23, 1897), who grew up in Willistown, Chester County, and was familiar with the papermaking trade through his family, purchased the Crosley mill site. Garrett was also closely connected with Newtown through his marriage to Elizabeth Williamson of that community. His purchase of 4 acres and 78 perches of the Crosley property in 1865 on Darby Creek to establish one of three-papermaking businesses was in keeping with manufacturing needs of the times, his knowledge of the business, and his connections to Newtown. His other mills were the Keystone Paper Mill on Cobbs Creek in Upper Darby and the Beaver Dam Mill in Ercildown near Coatesville, none of which survive.¹¹

The Union Paper Mill at Darby Creek, Newtown Township, was the smallest of the three plants. Edwin Garrett, one of Casper's four brothers oversaw the construction of the mill, which was complete by 1869. The mill site was farther down the Creek than the Crosley mill, and there is a visible depression in the ground where it stood. The massive iron conduit that carried water from the millrace down the hill to the stone remnants of the wheelhouse remains in place. This plant held three 300-pound engines, a Kingsland engine, and a 48-inch Fourdrinier paper machine that produced continuous rolls of paper.¹² Sixteen men and 8 women worked a ten-hour day in the factory with capabilities of manufacturing 5000 pounds in 24 hours. The principal product produced was card stock and wallpaper.

Paper for hanging was produced as a finished material in rolls of 1200 yards in length to be further decorated. Sizes could range from 20 to 35 to 48-inch widths. The wallpaper had to be heavier and less absorbent than most papers so finishes and patterns would not bleed through. The paper manufacturer supplied his product to paper hanging factories and there the paper was decorated with tints, paints, and flocked designs by hand or using blocks and rollers. In 1859 Philadelphia had six factories for creating decorative paper. In 1881 Howell & Bourke, Importers and Manufacturers of Paper Hangings, advertised that "never before in the history of our country has there been so much attention devoted to the subject of decorative art for the interiors of our homes." They claimed "several hundred tons of raw material are annually converted into finished stock."¹³ Casper Garrett was producing a popular commodity.

¹¹ The largest of these mills was the Keystone Paper Mill on Cobbs Creek in Upper Darby that produced 6000 pounds of book and card paper in a 24-hour period. One report stated a 250 horsepower engine and four 100 horsepower boilers powered the plant with 15 men and 16 girls working there. Another claimed it had an 800-pound, a 500-pound, and two 400-pound engines, plus a Kingsland. Paper was produced on a 54-inch Fourdrinier machine. The Ercildown mill was known as Beaver Dam Mill and had three 440 pound and one 600 pound engines. Water and steam ran a 72-inch double cylinder paper machine that produced 6000 pounds of wallpaper and Manila paper in 24 hours. A photograph and line drawing of the Keystone Mill can be found at the Delaware County Historical Society, Eckfeldt's Views, E-4, nos. 101 and 103.

¹² *Lockwood's Directory of the Paper, Stationery and Printing Trades, Containing a List of Paper Manufacturers in the United States and Canada, and Paper and Paper-Stock Dealers in the Principal Cities* (New York: Howard Lockwood, 1884).

¹³ *The Industries of Philadelphia*, [n.p.], 1881, p. 141.

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The Union Paper mill used both water and steampower to produce a new product from old rags. The new card stock and paper for staining or painting for wallpaper was shipped by wagon to Wayne and then by train to Philadelphia. The Mill Workers' Housing from Crosley's mill site remained and were quickly inhabited. In 1875 Garrett had the opportunity to purchase the Store attached to the west side of his 34-foot square tenement from the owner, Nathan Rake as a 12.83 perch tract. The deed stated the building was being converted to a residence. The store had apparently survived as a functioning entity until then, serving those from the mill community. An examination of the 1880 census for Newtown presents a profile of 14 mill workers and identifies at least some who presumably lived in the tenements. The first house listed identifies William Carren, a 48-year-old papermaker with four children and two boarders under his roof. Perhaps he was housed in the newly renovated Store. Four families are then listed as being in three different units—enough to potentially fill the four tenement units. Among these workers, the youngest was a 14-year-old boy. Two heads of households listed later in the census are classified as engineers and may have been associated with the mill.

Fire and water were lethal forces for most of the mill sites and frequently caused destruction. Floods could level a dam and a building. Fire could envelope a mill and spread to tenements and occurred frequently due to highly combustible raw product and lint. So it was that the Union Paper Mill burned in 1889 and was never rebuilt. Machinery that survived is said to have been shipped to Brazil for reuse through the Garrett & Buchanan Paper Company run by Casper's brother. The Union Paper Mill site has remained to this day relatively undisturbed through private ownership and since 1977 under the care of the Newtown Township Historical Preservation Society. The only addition has been the installation of a gravel parking lot for Paper Mill House visitors just off St. David's Road and a footbridge across the creek.

Contextually an understanding of the development of papermaking in Pennsylvania explains Garrett's motivation for building his mill. In the 18th century creeks flowing into the Delaware and Schuylkill Rivers both in and outside the city watered the most productive and important mills supplying handmade paper to Philadelphia. Dutch, German, and Swiss settlers had brought their craft to America and established a critical industry. By the mid-19th-century handmade paper was obsolete, and only eight paper mills remained within the consolidated city limits, four in Manayunk, three on the Wissahickon, and one in West Philadelphia. Garrett's Union Paper Mill, considerably outside Philadelphia's limits at the western end of Darby Creek was comparable to and often larger than both city mills and those that had continued in more rural settings.

In 1883 Casper S. Garrett's Union Paper Mill was one of at least 74 in Pennsylvania but one of only two identified for the state that produced wallpaper in a list of the paper manufacturers in the United States and Canada in 1883.¹⁴ Massachusetts and New Hampshire had three mills each producing wallpaper, New York State had 14. Garrett and the second Pennsylvania producer, Samuel B. Dorlan of Dorlan's Mills, Chester County, clearly filled a local need and served a regional demand. Garrett's mill listed a production rate of 5000 pounds in 24 hours with a 48" cylinder; Dorlan's produced only 1500 pounds in a 36" width, showing that Garrett had the larger mill.

In Philadelphia, the Wissahickon Paper Mill, constructed at the site of a former flour mill in 1847 near the mouth of the Wissahickon Creek, became a leading producer of paper under Charles Magarge. A new mill house and the installation of a Fourdrinier papermaking machine in 1858 improved the production and involved 100 workers producing 8500 pounds on a daily basis. The complex included a main building (74' x 54'), a machine room (110' x 28'), an engine room (17' x 40') a boiler house (40' by 25'), and other minor wings. This mill continued to prosper and expand, and was still in existence in

¹⁴ Harry Lockwood, *Lockwood's Directory of the Paper, Stationery and Printing Trades Containing a List of the Paper Manufacturers in the United States and Canada* (New York: Howard Lockwood, 1883), pp. 127-28.

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1883 under Alexander Balfour. His Fourdrinier machines were 62" and producing 10,000 lbs. of book paper in 24 hours. The Fairmount Park Commission purchased mills on the Wissahickon for protection of the Schuylkill River water system between 1865 and 1890. The Wissahickon Paper Mill and others were demolished by the end of the 19th century.

The outlying communities around Philadelphia thus were important viable areas for retaining paper production. In 1883, James and Mark Willcox, descendants of one of the earliest papermaking families on Chester Creek at Glenn Mills, Delaware County, ran two mills at their site that employed 72-inch Fourdriniers with water and steampower. These functioned into the 20th century, producing specialized papers for bank notes as well as parchment and print paper at the rate of 6000 lbs. over 24 hours. In Lower Merion Township on Mill Creek, the last paper mill that functioned was the Hagy Mill at Rose Glen (Gladwyne) owned by Joseph Stelwagon. The establishment was small, having developed from a hand-making mill. Production was limited to Manila paper at 3000 lbs. using a less-advanced 48-inch double cylinder machine with water and steam. Fire at the mill in 1883 brought production to a halt and ended all papermaking on Mill Creek.

These comparisons show that Garrett's Union Paper Mill represents not only a good example of a factory producing continuous sheet paper with Fourdrinier machines in the last half of the 19th century, but that it was also one of only two factories in Pennsylvania producing paper for wall hanging at the time. The former site of the factory, though its machinery is missing, retains sufficient above-ground features to convey its significance. Buried elements provide additional potential for association with historical trends of papermaking history.

Criterion D

Under Criterion D the nominated site retains significance for potential information related to an understanding of the early industrial buildings and processes carried out in two different types of water and steampowered mills located on the north side of Darby Creek between 1828 and 1889. Additionally, the potential survives for revealing the footprint of a seven-family housing unit neighboring the existing, contemporaneously built Casper-Garrett Workers' Housing. As an abandoned, formerly active industrial community of the 19th century, plentiful objects of material culture potentially remain throughout the 4.4-acre property.

To illustrate the potential, it is easiest to work backwards from the remains of the 1889 Union Paper Mill. After equipment was removed in the 1890s, it was further demolished by physical removal of masonry materials and natural weathering. No photographs, architectural plans, drawings or illustrations of this complex have been found. The yield potential for better understanding of the industrial buildings through archaeology is thus great. The documentation completed by HAER of the Curtis Brothers Nonantum Paper Mill, Newark, Delaware, provides photographs and architectural and industrial descriptions of their 1892 functioning machinery that closed down in 1997. The mill is now owned by the city of Newark and awaits preservation. One floor plan showing changes made to the mill in 1877 is a valid document for comparison with the Garrett mill.¹⁵

By walking the site it is clear that the Union Paper Mill remains can yield much of industrial archaeological value as well as material artifacts showing cultural and industrial patterns of the inhabitants, workers, and craftsmen of the time. The modified millpond west of the road (beyond the nominated property) provides a sense of where the water came from, but not how the original dam was configured. The significant raceway in the landscape on the hillside, the large iron conduit that brought the water to the mill house, the stone walls of the watercourse into Darby Creek, and the foundation and chimney remains of a steam plant pose questions of construction, process, and function not yet answered. Furthermore, a circular

¹⁵ See Section 7, footnote 3 for further details on the HAER documentation and the Curtis Paper Mill.

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stone-lined basin nearer the creek was probably used for water retention, soaking, or bleaching, but functions have not been verified. Glass fragments, remnants of pottery jugs, foundations of chimneys made of various brick sizes and shapes allude to all that once existed, some now buried in the ground. Finding the midden heap for all the buttons, snappers, hooks and buckles taken off the cotton rags recycled into paper could be another archaeological find.

Documentation of textile mills for cotton and woolens of the early industrial period in the northeastern states exist more readily through literature and graphics than for paper mills. Regardless, the potential for finding foundations and artifacts that tell specific details about the Crosley Woolen Mill through archaeology cannot be overlooked. Remnants of the factory now under a parking area lie deeper in the ground and closer to the road than those of the later paper mill. All industrial machinery and mechanical systems were carted from the site after the 1861 fire, but there has been no new construction directly over the former factory. An existing deed of 1861 provides metes and bounds to reconstruct the location of the dam and raceway.¹⁶ Through archaeological findings of stonework or soil stratification, masonry footprints, wheelhouse outlines, and watercourses might be identified. Such information would clarify the exact location and configuration of the earliest industrial woolen mill on Darby Creek in Newtown Township for association with the extant Mill Workers' Housing. Further, spindles, bobbins, shuttles, and smaller items of metal or bone could still remain in the soil to provide tangible elements of the industrial process.

On the south side of Darby Creek the potential for identifying the foundations of the second Mill Worker's Housing unit built by Crosley after 1828 and used by Garrett's mill workers through 1889 remains strong. As has been noted, the dimensions of the unit exist from both tax records and an advertisement of 1862, but locating it in the landscape has never been attempted. By establishing the footprint of the second unit, a greater understanding of the architecture involved for the work force of the mills would become apparent. The footprint of the housing unit would further document the population density of the area and the social context for the complex, including the neighborhood Store that Crosley built for his workers. Throughout the landscape, due to human habitation and work forces at the Crosley-Garrett Mill Workers' Housing, Store, and Mill Site from 1828 to 1889, the land should yield evidence of the past and the material culture of the former inhabitants.

¹⁶ Delaware County Court House, Media, Deed Book D-2, pp. 713-715, William Crosley et al. to Henry D. Crosley, Recorded June 10, 1857.

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Crosley-Garrett Mill Workers' Housing, Store, and Mill Site, Delaware County, PA

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Section 10, Page 1 **Crosley-Garrett Mill Workers' Housing, Store, and Mill Site, Delaware County, PA**

Verbal Boundary Description

The property is a 4.4-acre parcel in Newtown Township bounded by Paper Mill Road, St. David's Road, and a property line to the northeast of Darby Creek. The tract is fully described in the deed of Fidelity Bank and Roberts Harrison, surviving executor of the will of Henry Waln Harrison, to the Township of Newtown dated September 28, 1977, and recorded October 3, 1977 in Delaware County Deed Book 2624, pages 648-650. The boundary description is based on a survey of Milton R. Yerkes, C.E., dated July 14, 1922.

Boundary Justification

The nominated 4.4. acre tract includes the industrial sites of William Crosley's Woolen Mill (1828-61) and Caspar Garrett's Union Paper Mill (1869-89) together with the associated Store and Workers' Housing. Excluded from the nominated property is the Iddings Farm (formerly William Crosley's plantation) with the millpond that supplied water to the mills. The farmstead buildings and millpond are physically and visually separated from the nominated property by a road, distance, and topography. They have not been considered critical to conveying the property's industrial and archaeological significance. The millpond is compromised in integrity and now serves as a retention basin for a new residential development. Alterations have also occurred to buildings of the Iddings Farmstead, though evaluating the farmstead's eligibility is beyond the scope of this nomination. The nominated property, Iddings Farm, and adjoining acreage were part of a large estate assembled by Charles and Mary Harrison in the 1890s. The evaluation of a potential historic district of Harrison estate properties is also beyond the scope of this nomination.

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Additional Documentation
Maps, Photographs, Plans: Page 1

Crosley-Garrett Mill Workers' House, Store, and Mill Site
Delaware County, PA

MAPS

1. Site Map of Newtown Square Historical Preservation Society's Property. Crosley-Garrett Mill Workers' Housing (Paper Mill House), Store, and Mill Site. Newtown Township, Delaware County, PA
2. Location Map of Located Remains of the Casper S. Garrett Union Paper Mill, Newtown Square Historical Preservation Society, Newtown Township, Delaware County, PA
3. Map of the Township of Newton Showing the Early Grants & Patents. B. H. Smith, *Atlas of Delaware County, Pennsylvania: A History of the Land Titles in the County*. Philadelphia, Henry B. Ashmead, 1860.
4. Detail of Newtown Township Map Showing Garrett's Union Paper Mill with pond and Mill Race. Everts & Stewart, *Combination Atlas Map of Delaware County* (Philadelphia, 1875).
5. Site Map of Newtown Square Historical Preservation Society's Property with Photo Directions. Crosley-Garrett Mill Workers' Housing (Paper Mill House), Store, and Mill Site. Newtown Township, Delaware County, PA

PLANS

1. Basement and First Floor, Crosley-Garrett Mill Workers' Housing and Store (Paper Mill House). Copied from the John M. Dickey, Architect plans of 4/16/80 with as-built corrections as of 12/12/01
2. Second Floor and Attic, Crosley-Garrett Mill Workers' Housing and Store (Paper Mill House). Copied from the John M. Dickey, Architect plans of 4/16/80 with as-built corrections as of 12/12/01

PHOTOGRAPHS

All photographs taken by Jean K. Wolf on November 30, 2001. Photographs available at the Newtown Square Historical Preservation Society, Paper Mill Road, Newtown Square, PA.

1. View of the Crosley-Garrett Store (right, 1845) attached to the Crosley-Garrett Mill Workers' Housing (left, 1828) on Darby Creek from the site of C. S. Garrett Union Paper Mill (active 1869-1889). The stone bridge of 1810 (beyond the boundary) and a non-contributing wooden footbridge are visible. Mounds in the foreground are buried foundation remains of the papermaking factory. View looking southwest.
2. Paper Mill Road façade or south façade of the Crosley-Garrett Mill Workers' Housing and the attached Crosley-Garrett Store. View looking northwest.
3. Close-up of the south façade of the Crosley-Garrett Store and a portion of the Crosley-Garrett Mill Workers' Housing. The lower quoins of the Store imply that a one-story building may have existed before the Mill Worker's Housing of ca. 1828 was attached to it. View north.

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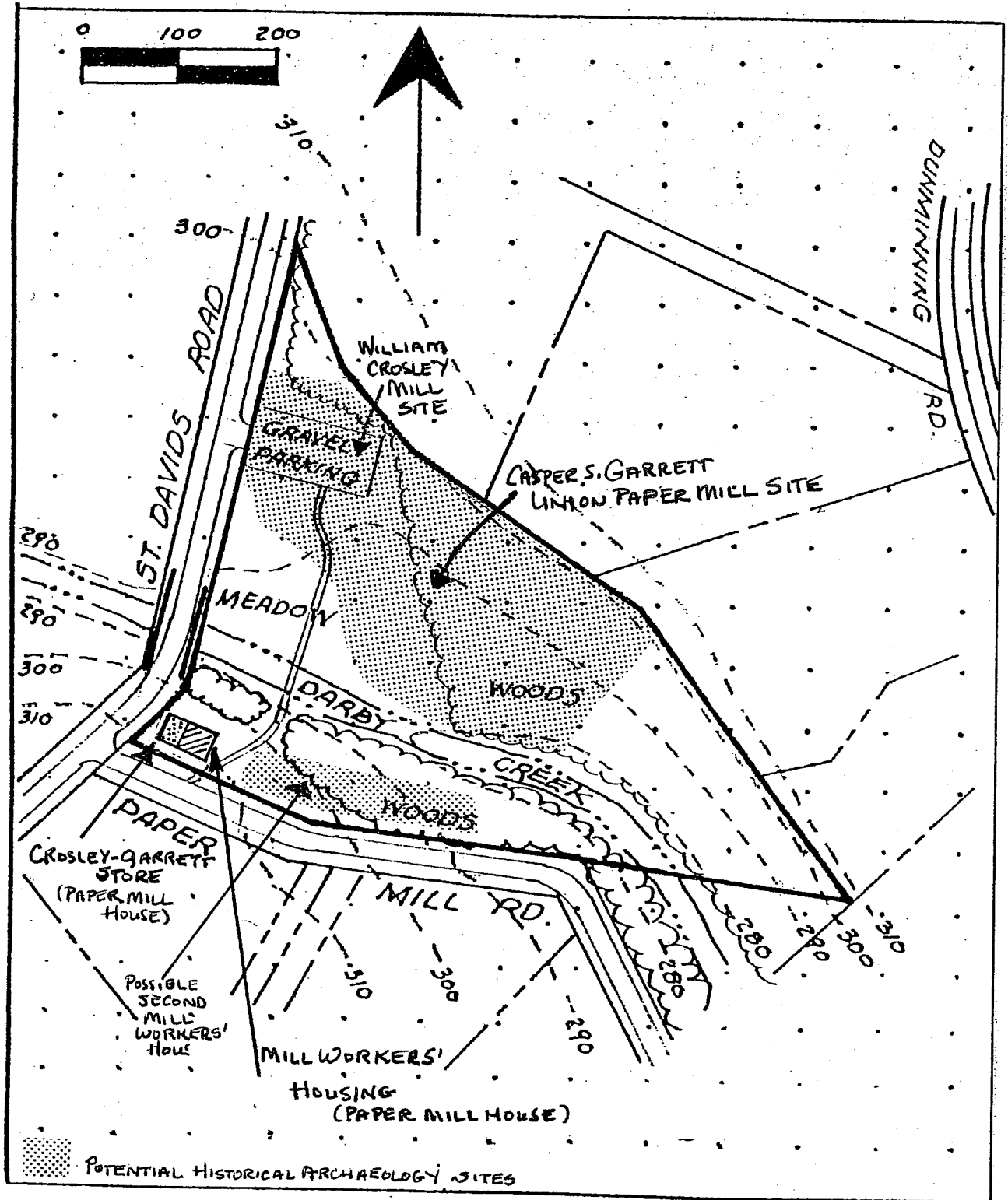
**Additional Documentation
Maps, Photographs, Plans: Page 2**

**Crosley-Garrett Mill Workers' House, Store, and Mill Site
Delaware County, PA**

4. The north façade of the Crosley-Garrett Mill Worker's Housing and the attached Crosley-Garrett Store showing the ground level entrances. View south.
5. The west end façade of the Crosley-Garrett Store showing a rough stucco over the rubble stone. View east.
6. The interior of the Crosley-Garrett Store restored to its period of usage between 1845 and 1875. View north.
7. Interior of the first floor of southeast residential Unit B of the Crosley-Garrett Mill Workers' Housing showing typical corner fireplace and mantel, reinforced ceiling joists, rail and baluster for winder stairs, and non-authentic door opening for visitors to enter into the northeast Unit D. View northeast.
8. Interior of the first floor of southeast residential Unit B of the Crosley-Garrett Mill Workers' Housing showing a boxed winder staircase that would have been typical on the main floor of each residence. View northeast.
9. Interior of the ground floor of the northeast residential Unit D of the Crosley-Garrett Mill Workers' Housing showing joists, flooring, windows, and wider entrance door for a work-related area. View north.
10. The 60 foot-long iron conduit of Casper S. Garrett's Union Paper Mill, showing where the water flowed into the wheelhouse after traveling from the millrace at the top of the conduit. View north.
11. North foundation edge of the Union Paper Mill looking through tall, iron anchor bolts for machinery that was removed. The east stonewalls of the wheelhouse with a cavity where a shaft may have sat for the wheel is visible at the rear. The stonewalls continue for the tailrace. View east.
12. An 18-foot stone-lined pit that is about four feet deep south of the main papermaking building. It may have been used for water storage, rinsing, or bleaching. View northeast.

MAP 1

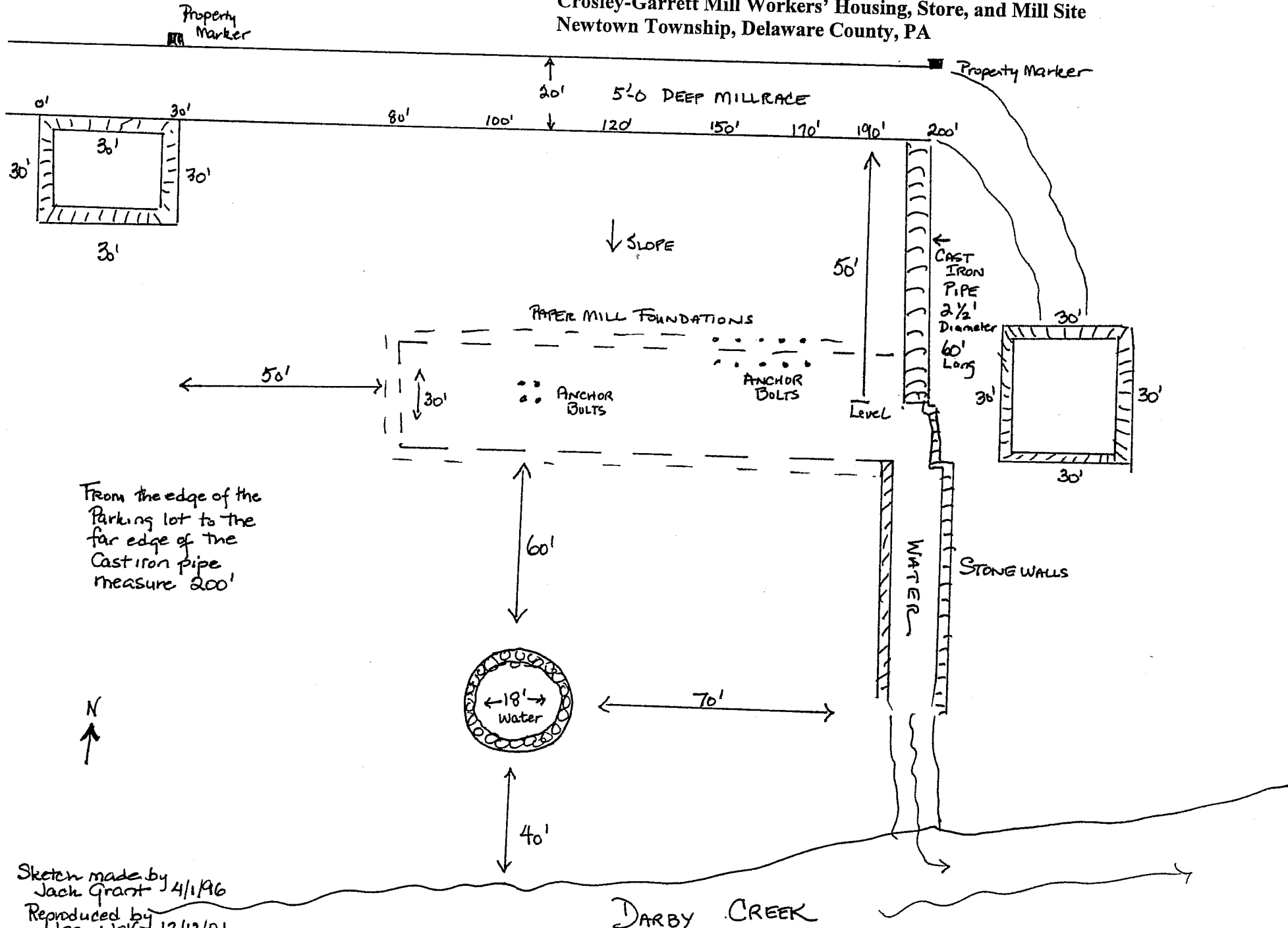
Site Map of Newtown Square Historical Preservation Society's Crosley-Garrett Mill Workers' Housing, Store (Paper Mill House) and Mill Site
Crosley-Garrett Mill Workers' Housing, Store, and Mill Site
Newtown Township, Delaware County, PA



MAP 2.

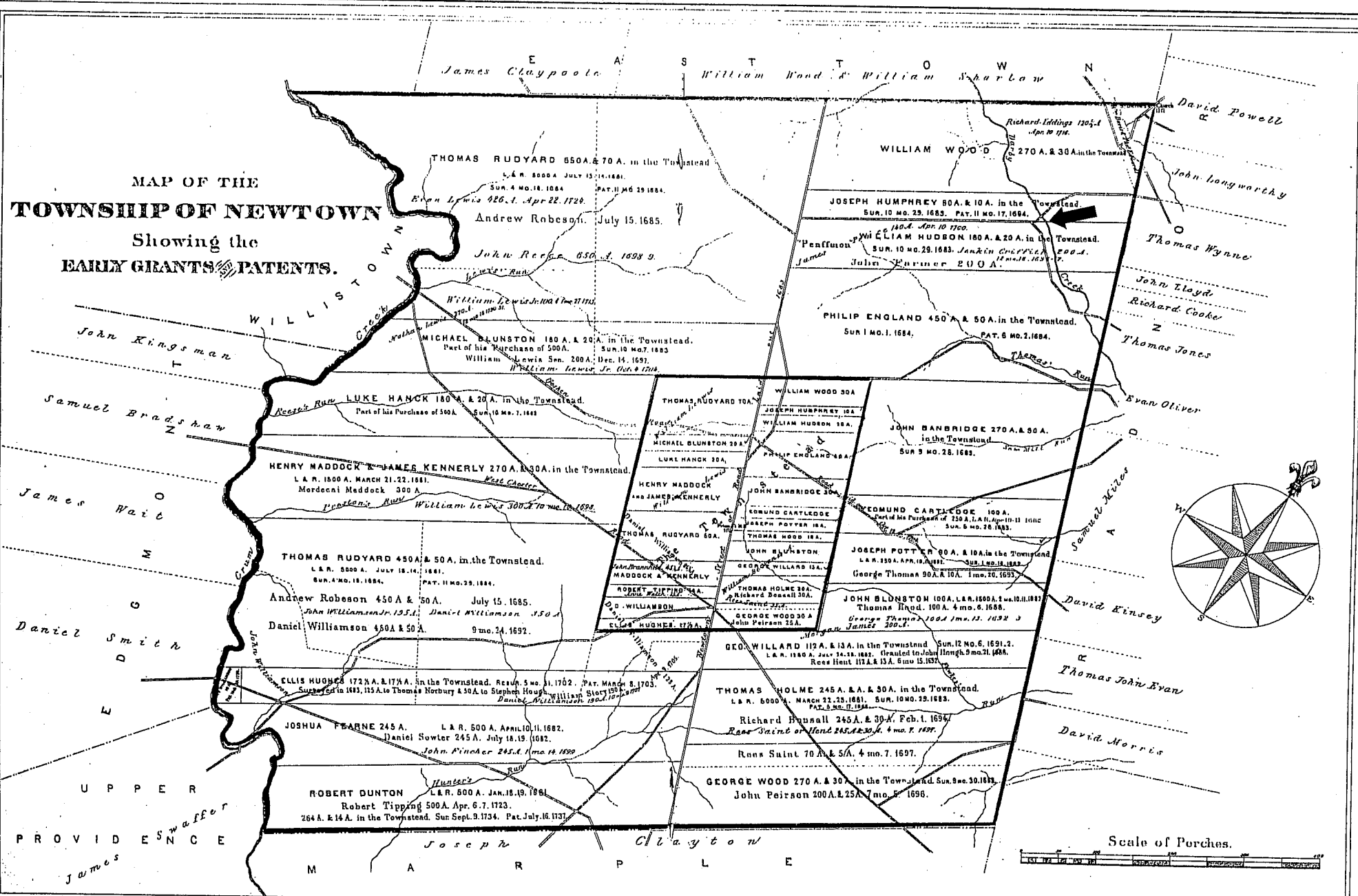
Location Map of Located Remains of the Casper S. Garrett Union Paper Mill at the Newtown Square Historical Preservation Society

Crosley-Garrett Mill Workers' Housing, Store, and Mill Site
Newtown Township, Delaware County, PA



Map of the Township of Newton Showing the Early Grants & Patents. B. H. Smith, *Atlas of Delaware County, Pennsylvania: A History of the Land Titles in the County*. Philadelphia, Henry B. Ashmead, 1860.

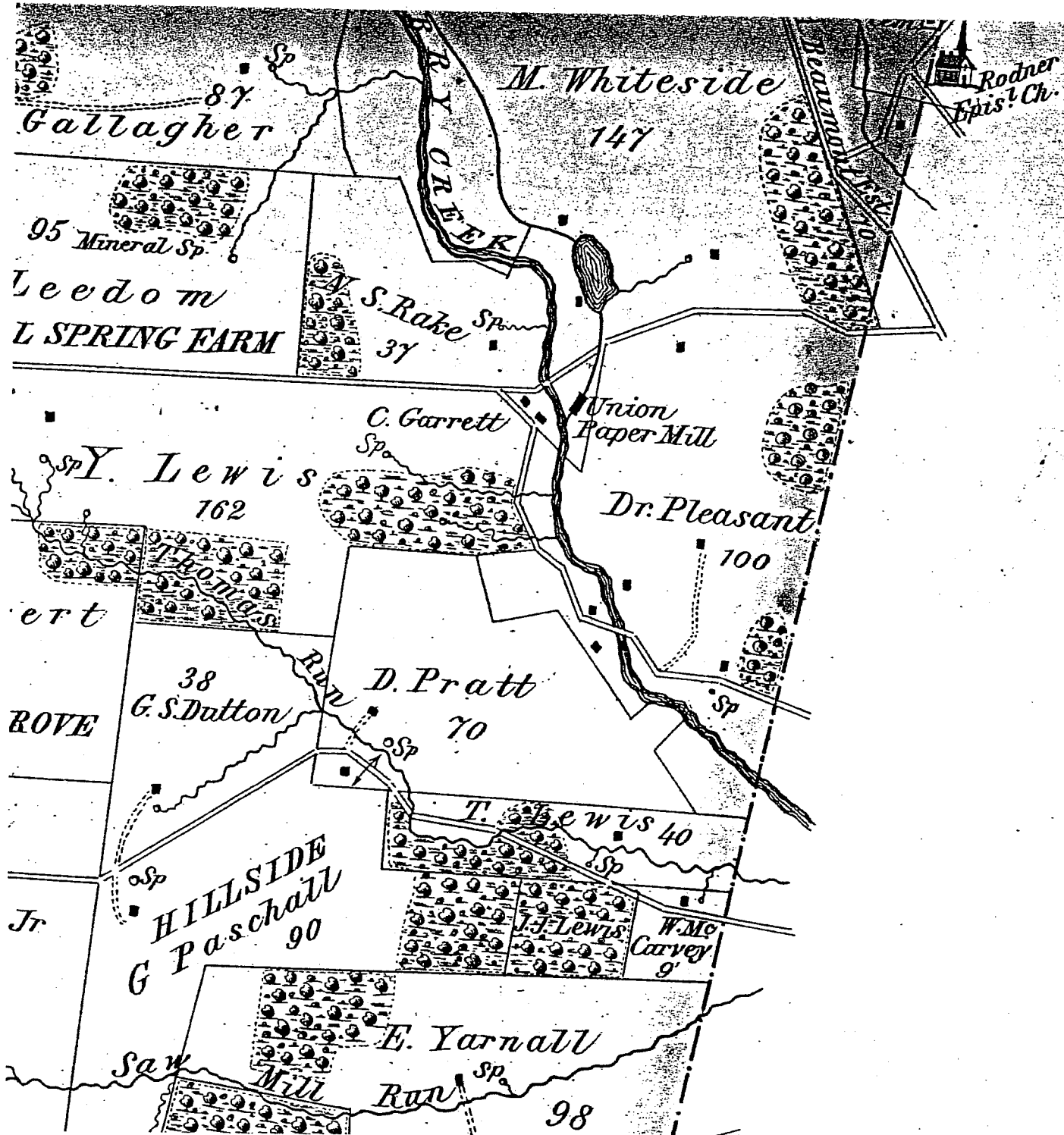
Newtown Township, Delaware County, PA



MAP 4

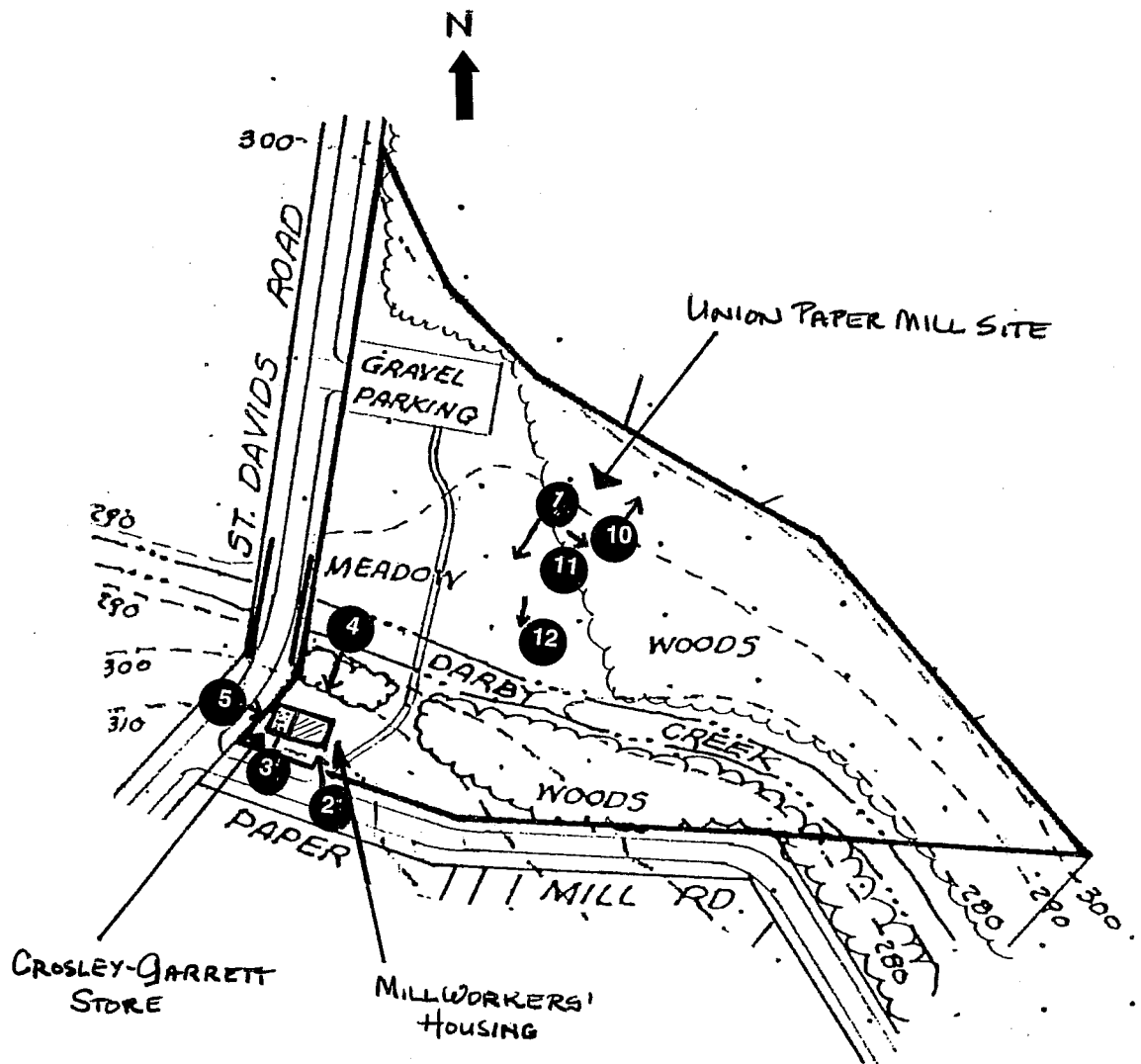
Detail of Newtown Township Map Showing Garrett's Union Paper Mill with pond and millrace ca. 1875. The two buildings along Paper Mill Road presumably represent the two Millworkers Housing units. Everts & Stewart. *Combination Atlas Map of Delaware County*. Philadelphia, 1875.

**Crosley-Garrett Mill Workers' Housing, Store, and Mill Site
Newtown Township, Delaware County, PA**



MAP 5

Photo Direction Site Map of Newtown Square Historical Preservation Society's Property
Crosley-Garrett Mill Workers' Housing, Store (Paper Mill House), and Mill Site
Crosley-Garrett Mill Workers' Housing, Store, and Mill Site
Newtown Township, Delaware County, PA



PLAN 1

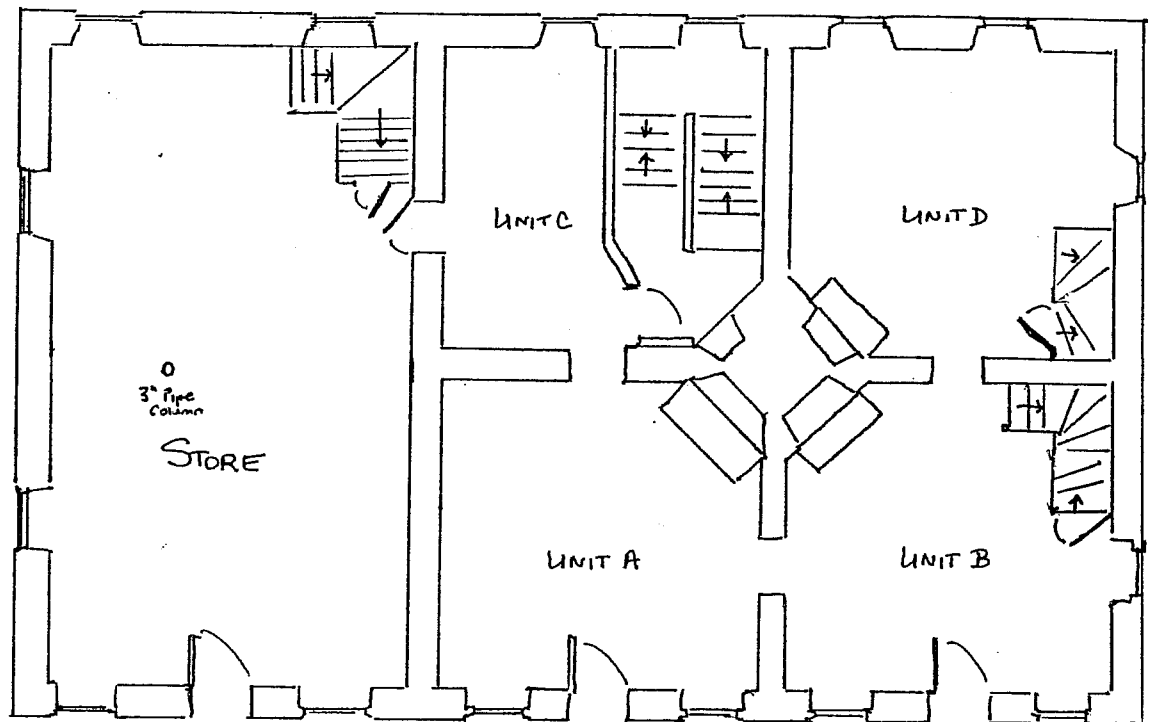
Basement and First Floor

Crosley-Garrett Mill Workers' Housing and Store (Paper Mill House)

Copied from John M. Dickey, Architect plans of 4/16/80 with as-built corrections as of 12/12/

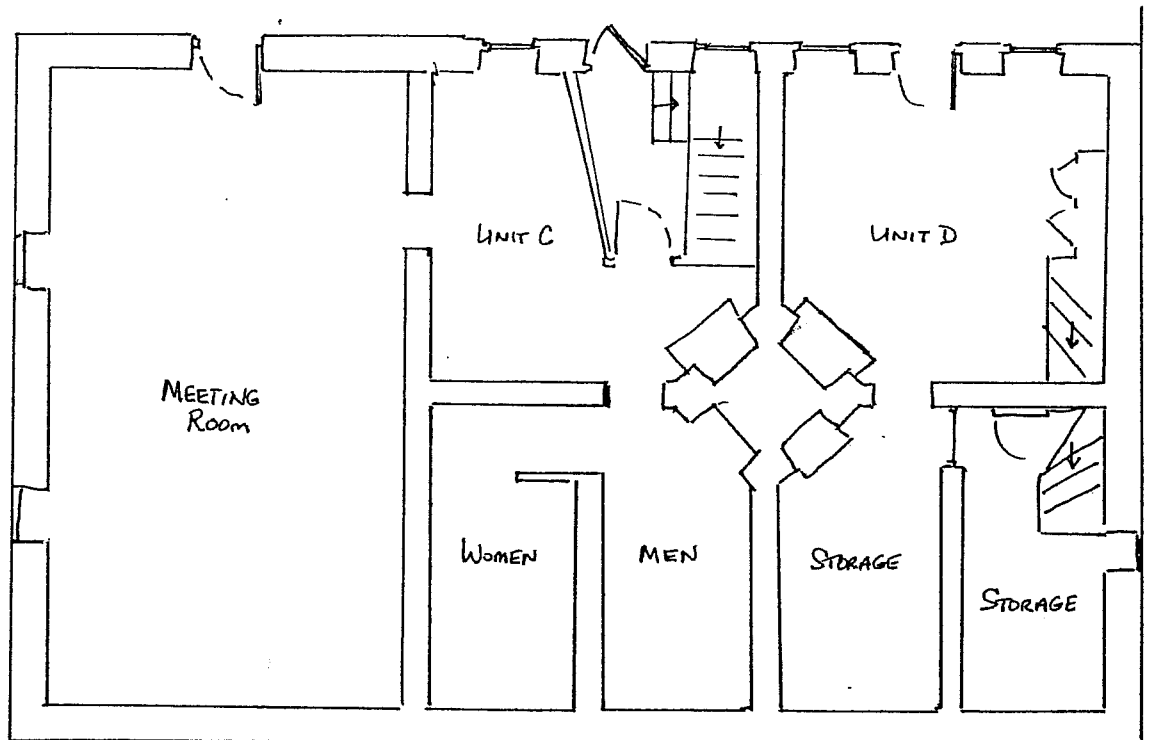
Crosley-Garrett Mill Workers' Housing, Store, and Mill Site

Newtown Township, Delaware County, PA



FIRST FLOOR

1/4" = 1'



BASEMENT

PLAN 2

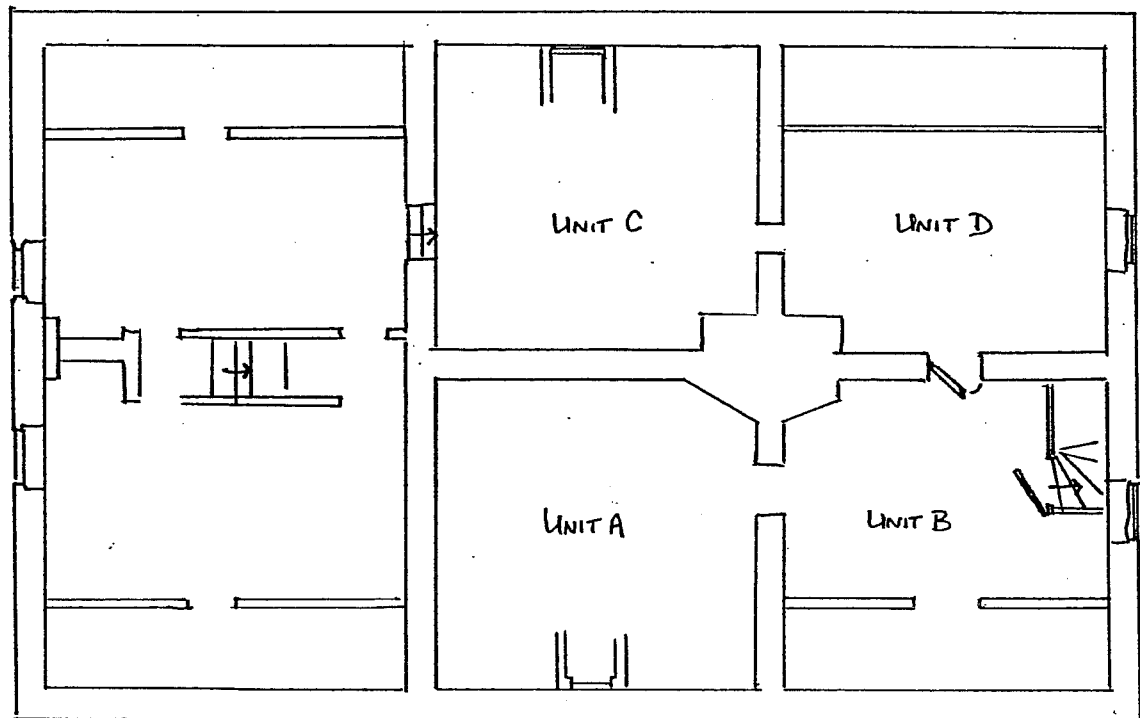
Second Floor and Attic

Crosley-Garrett Mill Workers' Housing and Store (Paper Mill House)

Copied from John M. Dickey, Architect plans of 4/16/80 with as-built corrections as of 12/12/01

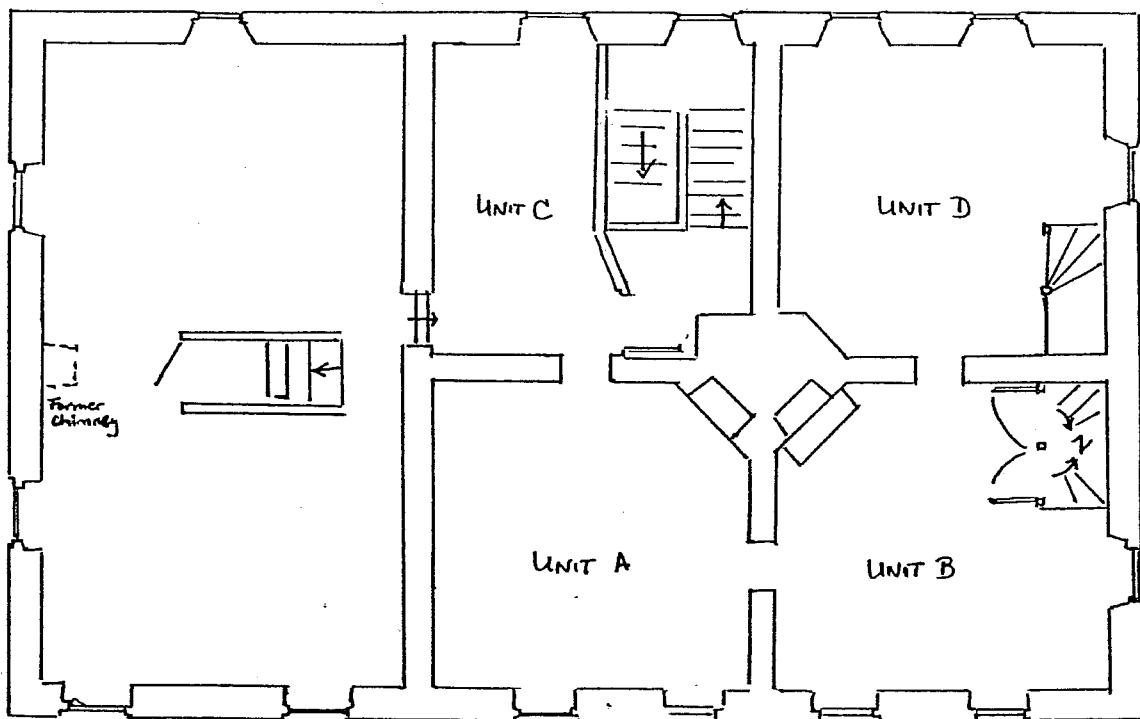
Crosley-Garrett Mill Workers' Housing, Store, and Mill Site

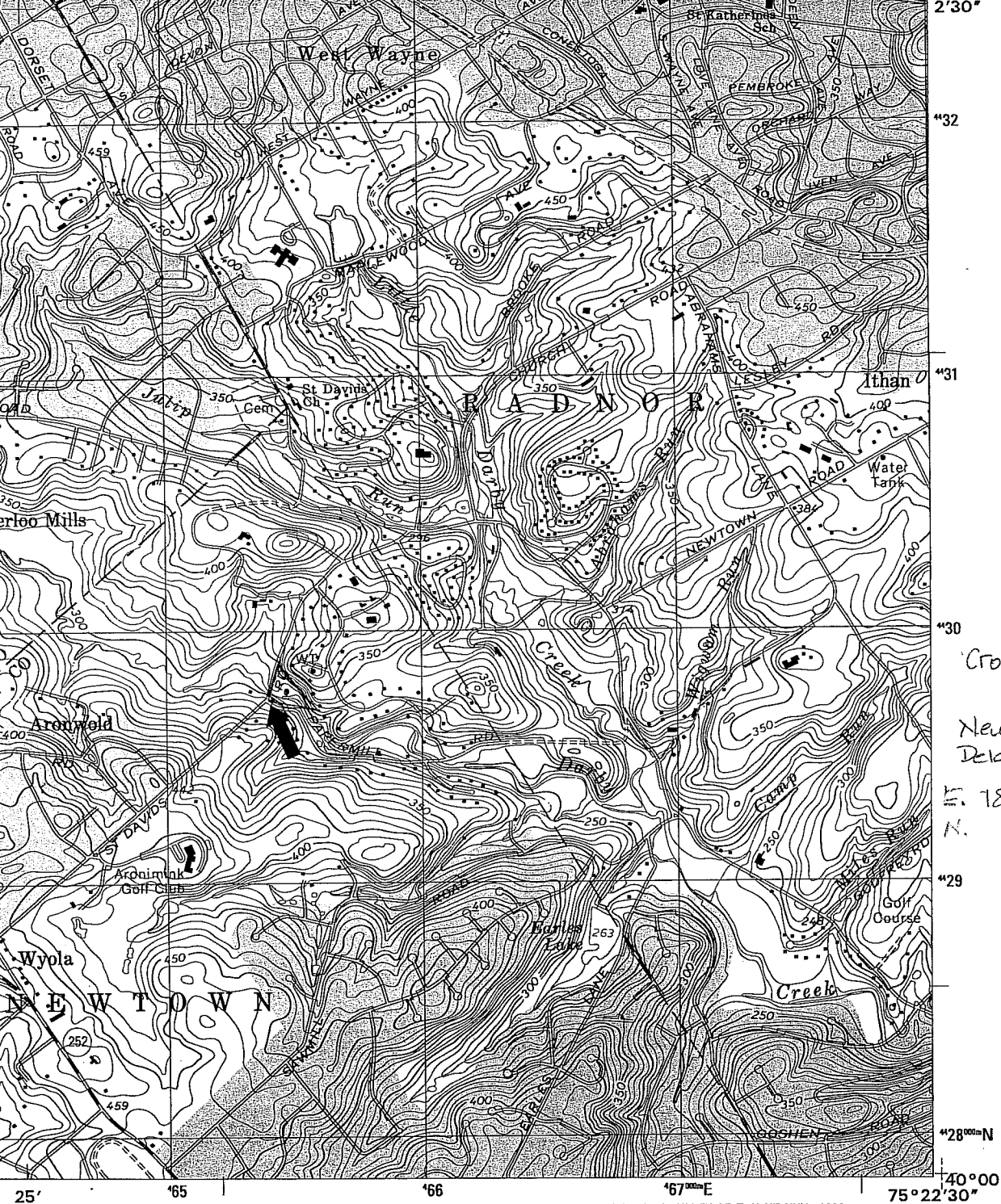
Newtown Township, Delaware County, PA



Attic

$\frac{1}{4} = 1'$



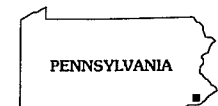


Crosley-Garrett Millworkers'
Housing, Store, + Mill Site
4.4 acres

Newtown Township
Delaware County

E. 18-465480

N. 4429760



QUADRANGLE LOCATION

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1988

ROAD CLASSIFICATION

Primary highway hard surface Light-duty road, hard or improved surface
Secondary highway hard surface Unimproved road
Interstate Route U.S. Route State Route

1	2	3
4		5
6	7	8

1 Phoenixville
2 Collegeville
3 Lansdale
4 Malvern
5 Norristown
6 West Chester
7 Media
8 Lansdowne

ADJOINING 7.5' QUADRANGLE NAMES

VALLEY FORGE, PA

1992

NIMA 5964 III SW-SERIES V831

